

In re:  
Lester Fraser  
Debtor

Case No. 19-17881-mdc  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Mar 08, 2021

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 4

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 10, 2021:

Recip ID	Recipient Name and Address
db	Lester Fraser, 291 Jackson Avenue, Lansdowne, PA 19050-1233
cr	BANK OF AMERICA, N.A., PO BOX 31785, TAMPA, FL 33631-3785
cr	+ BANK UNITED N.A., c/o Michael J. Shavel, Hill Wallack LLP, 777 Township Line Road, Suite 250 Yardley, PA 19067-5565
cr	+ CARRINGTON MTS SERV WILMINGTON SAVINGS, 1600 S. DOUGLASS RD, ANAHEIM, CA 92806-5948

TOTAL: 4

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr		BANK OF AMERICA, N.A.
cr		Cavalry SPV I, LLC, 500 Summit Lake Drive Ste 400

TOTAL: 2 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 10, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 8, 2021 at the address(es) listed below:

Name	Email Address
JEROME B. BLANK	on behalf of Creditor The Bank Of New York Mellon et.al. paeb@fedphe.com
KENNETH E. WEST	on behalf of Debtor Lester Fraser dwabkty@aol.com G6211@notify.cincompass.com
MICHAEL J. SHAVEL	on behalf of Creditor BANK UNITED N.A. mshavel@hillwallack.com ldejesus@hillwallack.com;lharkins@hillwallack.com

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REBECCA ANN SOLARZ

on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK N.A., AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME bkgroup@kmlawgroup.com

THOMAS YOUNG.HAE SONG

on behalf of Creditor The Bank Of New York Mellon et.al. paeb@fedphe.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

WILLIAM C. MILLER, Esq.

ecfemails@ph13trustee.com philaecf@gmail.com

TOTAL: 7

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA  
(PHILADELPHIA)**

IN RE:  
Lester Fraser  
Debtor

CHAPTER 13

CASE NO.: 19-17881-mdc

HEARING DATE: February 23, 2021

TIME: 10:30 a.m.

LOCATION: COURTROOM #2

**ORDER FOR RELIEF**

AND NOW, this 5th day of March, 2021, upon the Motion of  
BANKUNITED, N.A. ("Movant") for relief from the Automatic Stay, it is

ORDERED THAT: Relief is granted from the automatic stay provisions of 11 U.S.C. §  
362(a) to permit Movant to commence or continue its foreclosure on its mortgage on the  
Mortgaged Premises located at 291 Jackson Avenue, Lansdowne, PA 19050 (the "Mortgaged  
Premises"); to name the Debtor in the foreclosure suit solely for the purpose of foreclosing their  
interests in the Mortgaged Premises.

ORDERED THAT: The relief granted by this Order shall survive the conversion of this  
bankruptcy case to a case under any other Chapter of the Bankruptcy Code. Rule 4001(a)(3) is  
not applicable and Movant may immediately enforce and implement this Order granting Relief  
from the Automatic Stay.



Magdeline D. Coleman  
Chief U.S. Bankruptcy Judge